

# Invesco Real Estate S&P US Select Sector UCITS ETF Acc

**XRES**

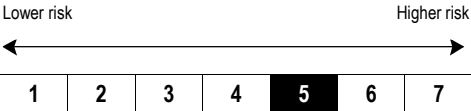
**Fund objective**  
The Invesco Real Estate S&P US Select Sector UCITS ETF Acc aims to track the net total return performance of the S&P Select Sector Capped 20% Real Estate Index, less fees.

**An investment in this fund is an acquisition of units in a passively managed, index tracking fund rather than in the underlying assets owned by the fund.**

**ETF information**

Fund launch date	17 February 2016
Share class launch date	17 February 2016
Ongoing charge <sup>1</sup>	0.14% p.a.
Swap fee <sup>1</sup>	0.00% p.a.
Fund base currency	USD
Share class currency	USD
Currency hedged	No
Index	S&P Select Sector Capped 20% Real Estate Index (USD)
Index currency	USD
Index Bloomberg ticker	SPSUREN
Replication method	Synthetic
UCITS compliant	Yes
Umbrella fund	Invesco Markets plc
Investment manager	Assenagon Asset Management S.A.
Custodian	Northern Trust Fiduciary Services (Ireland) Limited
Domicile	Ireland
Dividend treatment	Accumulating
ISIN code	IE00BYM8JD58
WKN	A2ABQ2
VALOR	30687249
SEDOL	BYXDT62
Bloomberg ticker	XRES LN
Fund size	USD 100.86m
NAV per share	USD 22.65
Shares in issue	4,453,769
SFDR Classification	Article 6

**Risk indicator**



The Risk Indicator is subject to change and is correct based on the data available at the time of publication.

<sup>1</sup> Ongoing charge includes management fee, custody and administration costs but excludes transaction costs such as swap costs. The total cost is the sum of the ongoing charge figure and swap fee. Costs may increase or decrease as a result of currency and exchange rate fluctuations. Consult the legal documents for further information on costs.

**Investment risks**

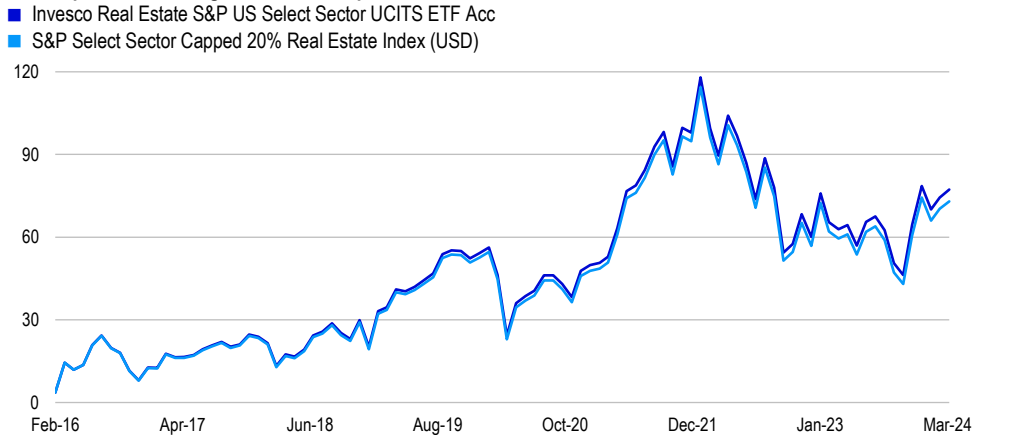
For complete information on risks, refer to the legal documents. The value of investments, and any income from them, will fluctuate. This may partly be the result of changes in exchange rates. Investors may not get back the full amount invested. The Fund's ability to track the benchmark's performance is reliant on the counterparties to continuously deliver the performance of the benchmark in line with the swap agreements and would also be affected by any spread between the pricing of the swaps and the pricing of the benchmark. The insolvency of any institutions providing services such as safekeeping of assets or acting as counterparty to derivatives or other instruments, may expose the Fund to financial loss. The Fund might be concentrated in a specific region or sector or be exposed to a limited number of positions, which might result in greater fluctuations in the value of the Fund than for a fund that is more diversified. The value of equities and equity-related securities can be affected by a number of factors including the activities and results of the issuer and general and regional economic and market conditions. This may result in fluctuations in the value of the Fund. The fund might purchase securities that are not contained in the reference index and will enter into swap agreements to exchange the performance of those securities for the performance of the reference index.

**About the index**

The S&P Select Sector Capped 20% Real Estate Index is a financial index providing exposure to the real estate sector of the S&P 500 Index. Constituents are weighted by free float market capitalisation, subject to a maximum of 19%.

**Past performance does not predict future returns.**

**Indexed performance, % growth since inception**



**Cumulative performance as at 31 March 2024 (%)**

	1Y	3Y	5Y	10Y	Fund inception
ETF	8.86	8.65	25.68	-	77.32
Index	8.42	7.52	23.57	95.79	72.94

**Calendar year performance (%)**

	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
ETF	11.59	-26.58	45.43	-2.76	28.22	-2.95	9.96	-	-	-
Index	11.11	-26.83	45.08	-3.08	27.78	-3.26	9.73	-	-	-

**Standardised rolling 12 month performance (%)**

	03.23	03.22	03.21	03.20	03.19	03.18	03.17	03.16	03.15	03.14
ETF	03.24	03.23	03.22	03.21	03.20	03.19	03.18	03.17	03.16	03.15
ETF	8.86	-20.21	25.08	31.27	-11.88	20.15	0.87	1.67	-	-
Index	8.42	-20.51	24.75	30.87	-12.18	19.73	0.65	1.47	-	-

Source: Invesco, Bloomberg L.P., FactSet. ETF performance shown is calculated with reference to the Net Asset Value, inclusive of net reinvested income and net of ongoing charges and portfolio transaction costs, in USD. The figures do not reflect the actual share price, the impact of the bid/offer spread or broker commissions. Returns may increase or decrease as a result of currency fluctuations. ETF NAV performance differs from that of the index due to the ongoing charges and portfolio transaction costs and due to the fact that the ETF does not necessarily always hold all the securities in the index in their respective weighting. This ETF does not charge an entry fee.

## Geographic allocation (%)

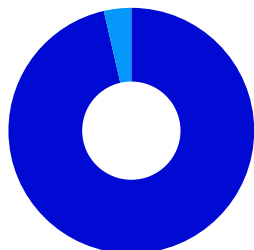


■ United States

100.0

Source: Invesco, as at 29 Feb 2024

## Sector allocation (%)



■ Real estate

96.4

■ Industrials

3.6

Source: Invesco, as at 29 Feb 2024

Index components data is delayed and/or limited due to licensing restrictions applied by the index provider.

## Top exposures (%)

Name	Weight
PROLOGIS REIT	12.00
AMERICAN TOWER REIT	9.20
EQUINIX REIT ORD	7.70
WELLTOWER ORD	5.20
SIMON PROP GRP REIT ORD	5.10
PUBLIC STORAGE REIT ORD	4.60
CROWN CASTLE ORD	4.60
REALTY INCOME REIT ORD	4.50
DIGITAL REALTY REIT ORD	4.30
COSTAR GROUP ORD	3.90

Source: Invesco, as at 31 Mar 2024

Please see [etf.invesco.com](http://etf.invesco.com) for ETP holdings information. Holdings are subject to change.

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UCITS ETF's units / shares purchased on the secondary market cannot usually be sold directly back to UCITS ETF. Investors must buy and sell units / shares on a secondary market with the assistance of an intermediary (e.g. a stockbroker) and may incur fees for doing so. In addition, investors may pay more than the current net asset value when buying units / shares and may receive less than the current net asset value when selling them.

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## Glossary

**Benchmark:** An index against which the ETF is measured, in terms of relative performance, risk and other useful comparisons.

**Derivative:** Derivatives are financial instruments whose prices are driven by the price shifts or price expectations of another financial instrument, which is called the "underlying". Many derivatives are designed to react disproportionately to shifts in the price of the underlying. Derivatives can be used for both hedging and speculative purposes. The most common derivatives are

certificates, options, futures and swaps.

**Distribution Yield:** The distribution yield is a measurement of cash flow being paid. It's the sum of the distributions over 12 months divided by the net asset value (NAV) of the fund.

**ESG:** Environmental, Social and Governance, three key factors in measuring sustainability and societal impact of a company.

**ETF:** Exchange traded fund. A type of fund that is traded on the stockmarket like ordinary shares. ETFs can be bought and sold during trading hours, like ordinary shares, whereas other types of funds are priced once a day only.

**Factors:** An investment approach that seeks to identify and invest in securities that display certain quantifiable characteristics. Common examples of factors include Value, Quality and Momentum. A factor strategy may seek to target just one factor or combine multiple factors.

**Hedged:** The intended result of reducing the portfolio's exposure to a specific risk, such as the risk of fluctuations between currency exchange rates ("currency hedging").

**Replication Method:** Strategy employed by the fund to achieve its objective.

**Swap:** A swap is a derivative contract where two parties agree to exchange separate streams of cashflows or returns.

**Synthetic Replication:** Synthetic funds own a diversified portfolio of equities that may differ from the benchmark index. The ETF contracts with one or more banks (each a counterparty), which agree to pay any difference between the portfolio performance and the index performance, less any applicable fees. These contracts are known as swaps. Using swaps ensures accurate index tracking but introduces counterparty risk: if a counterparty failed to pay the index performance due under the swap contract, the ETF would instead rely on the performance of its portfolio of equities, which could be lower than the index performance. An ETF's exposure to a swap counterparty is limited by the UCITS regulation, and further limited by measures that we impose.

**UCITS:** Undertakings for Collective Investments in Transferable Securities. European regulatory framework for an investment vehicle that can be marketed across the European Union.

## Article 6 SFDR

For the purposes of meeting the requirements of Article 6 SFDR, we have disclosed information on Sustainability Risks in the Prospectus Addendum found on [etf.invesco.com](http://etf.invesco.com)

## Invesco's Commitment to ESG

At Invesco, our commitment to ESG investing is a key element of our ambition to be the most client-centric asset manager.

Environmental, social, and governance (ESG) considerations are a critical part of our corporate culture, and we appreciate they also may be important in your own investment strategy.

Although not all of our ETFs follow an index with specific ESG characteristics, the information on this page provides transparency to help you identify long-term risks and opportunities in your investments.

Business involvement screens can help you gain better insights into potentially controversial business activities that a fund or index may be exposed to.

All ESG, carbon emissions, and business involvement data are sourced from MSCI ESG Research. In order to assess the ESG profile, the fund or index must have at least 10 securities or constituents, and 65% of the fund's weight must be covered by MSCI ESG Research. For more details, please see MSCI's methodology on [www.msci.com](http://www.msci.com)

## Important ESG Information

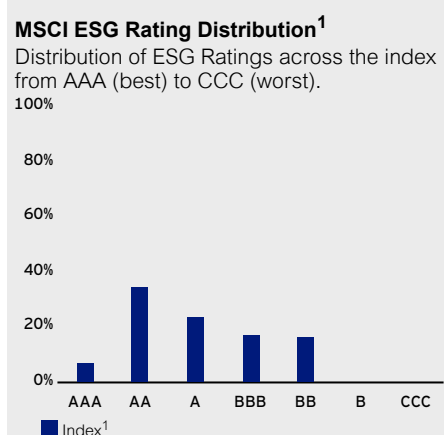
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# ESG Supplement

## As at 28 March 2024

ESG Profile <sup>1</sup>	Index <sup>1</sup>
ESG Fund Rating (AAA-CCC)	A
ESG Quality Score (0-10)	6.6
Environmental Pillar Score	6.2
Social Pillar Score	5.5
Governance Pillar Score	6.4
ESG % Coverage	99.8

Carbon Footprint <sup>1</sup>	Index <sup>1</sup>
Scope 1 Emissions (tons CO <sub>2</sub> e)	152.5
Scope 2 Emissions (tons CO <sub>2</sub> e)	846.5
Total Carbon Intensity (tons CO <sub>2</sub> e/USDm)	80.1
Wtd Avg Carbon Intensity (tons CO <sub>2</sub> e/USDm)	93.9



ESG Trend Momentum <sup>1</sup>	
The percentage of companies held by the fund or index that have improved their ESG Rating, (positive), have no change (stable) or worsened (negative) since the previous rating.	
Trend	Index <sup>1</sup>
Positive	18.9%
Stable	51.4%
Negative	29.7%
Unrated	-

Corporate Governance	Index <sup>1</sup>
Board Independence	77.8%
Female Directors	29.7%

Business Screening and Exclusions	Index <sup>1</sup>
UN Global Compact Violations	-
Civilian Firearms	-
Controversial Weapons	-
Conventional Weapons	-
Nuclear Weapons	-
Tobacco	-
Thermal Coal	-
Oil Sands	-
Recreational Cannabis	-

ESG Rating Distribution by Sector <sup>1,3</sup>	AAA	AA	A	BBB	BB	B	CCC	Not Rated
Communication Services	-	-	-	-	-	-	-	-
Consumer Discretionary	-	-	-	-	-	-	-	-
Consumer Staples	-	-	-	-	-	-	-	-
Energy	-	-	-	-	-	-	-	-
Financials	-	-	-	-	-	-	-	-
Health Care	-	-	-	-	-	-	-	-
Industrials	-	-	-	-	3.9%	-	-	-
Information Technology	-	-	-	-	-	-	-	-
Materials	-	-	-	-	-	-	-	-
Real Estate	7.5%	34.5%	23.7%	16.4%	12.5%	-	-	-
Utilities	-	-	-	-	-	-	-	-
Other	-	-	-	1.3%	-	-	-	-

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## Glossary

**MSCI ESG Fund Rating:** The Fund's ESG rating is designed to assess the resilience of the fund's aggregate holdings to long-term, financially relevant ESG risks and should facilitate the ability to rank or screen mutual funds and ETFs on a AAA to CCC ratings scale. This rating aims to provide fund level transparency and measures the ESG characteristics of the total portfolio. It is calculated as a direct mapping of MSCI ESG Quality Scores to letter rating categories. ESG Leaders are holdings with an ESG rating of AAA or AA (best in class), and ESG Laggards are holdings with an ESG rating of B or CCC.

**MSCI ESG Quality Score:** Calculated as the weighted average of the underlying holding's ESG scores, excluding any underlying holding where this information is not available. It is provided on a 0-10 scale, with 0 and 10 being the respective lowest and highest possible scores. MSCI scores underlying holdings according to their exposure to and management of key ESG issues, which are divided into three pillars: environmental, social and governance.

**ESG % Coverage:** The percentage of the fund and benchmark where MSCI ESG Research is available.

**CO<sub>2</sub> Scope 1 Emission:** A company's Scope 1 direct emissions (tCO<sub>2</sub>e) from operations. The direct emissions data represents the final, MSCI reviewed and approved value based on the MSCI methodology, which selects the accurate value from available sources.

**CO<sub>2</sub> Scope 2 Emission:** A company's Scope 2 energy indirect emissions (tCO<sub>2</sub>e) from operations. The energy indirect emissions data represents the final, MSCI reviewed and approved value based on the MSCI methodology, which selects the accurate value from available sources.

**Total Carbon Intensity:** Measures the fund or index's overall carbon intensity and carbon efficiency associated with its holdings, based on carbon expertise and research provided by MSCI. It uses the carbon intensity metrics at the company level (Scope 1 + Scope 2) per USUSD1 million of revenue. For government bonds, it uses total country carbon emissions per USUSD1 million GDP.

**Wtd Avg (Weighted Average) Carbon Intensity:** The underlying funds' exposure to carbon intensive holdings, calculated as the weighted average of the constituent's intensity metrics: Scope 1 + 2 Emissions per USD 1M revenue for corporates and total country carbon emissions per USD 1M GDP for government bonds.

**Board Independence:** Weighted average percentage of board members that meet the MSCI criteria for independence.

**Female Directors:** Weighted average percentage of female board members.

**SFDR:** Part of the EU's Sustainable Finance Action Plan, the Sustainable Finance Disclosure Regulation (SFDR, also known as Disclosure Regulation) aims to promote transparency on sustainability by ensuring that participants in the financial services sector provide consistent information to clients in relation to the sustainability of the products and services they provide. The supplement of the fund and the management company website contain further information on compliance with SFDR.

**Article 6:** The requirement under SFDR to describe the manner in which sustainability risks are integrated into investment decisions, or to provide an explanation of reasons why sustainability risks are deemed not to be relevant.

**Article 8 Fund:** A fund that, in accordance with the criteria outlined in Article 8 of SFDR, promotes, among other characteristics, environmental or social characteristics, or a combination of those characteristics and provided that the companies that the fund invests in follow good governance practices.

**Article 9 Fund:** A fund that, in accordance with the criteria outlined in Article 9 of SFDR has sustainable investment as its objective.

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<sup>1</sup> ESG and carbon data is sourced from MSCI at the security level. All ESG metrics are calculated by FE FundInfo, replicating the MSCI methodology, using the underlying holdings of the portfolio. For more details, please see MSCI's methodology [www.msci.com](http://www.msci.com)

<sup>2</sup> The index is S&P Select Sector Capped 20% Real Estate Index.

<sup>3</sup> The ESG rating distribution table does not include cash positions and therefore may not total 100%.

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**MSCI ESG Business Involvement Screening Research:** Provides research on company involvement in products and services, which allow investors to screen companies according to specific criteria motivated by ethical, impact, compliance or ESG risk considerations.

**Summary definitions of each business screening are as follows:**

**UN Global Compact (UNGC) Violations:** Percentage of companies in the fund or index that have been identified to have violated United Nations Global Compact principles. Data is based on MSCI ESG Controversies Research and MSCI ESG Global Norms Screening.

**Controversial Weapons:** Percentage of companies in the fund or index that have been identified to have ties to controversial weapons, including cluster munitions, land mines, biological and chemical weapons, depleted uranium weapons, blinding laser weapons, incendiary weapons, and/or non detectable fragments.

**Conventional Weapons:** Percentage of companies in the fund or index that have been identified to have ties to conventional weapons, weapons systems, component. and support systems and services.

**Nuclear Weapons:** Percentage of companies in the fund or index that have been identified to have ties to production of nuclear warheads and/or whole nuclear missiles, manufacture components that were developed or are significantly modified for exclusive use in nuclear weapons (warheads and missiles), manufacture or assemble delivery platforms that were developed or significantly modified for the exclusive delivery of nuclear weapons, provide auxiliary services related to nuclear weapons.

**Civilian Firearms:** Percentage of companies in the fund or index that have been identified to have ties to firearms, small-arms ammunitions including automatic and semi-automatic for the civilian market. The research excludes products exclusively sold for the military, government. and law enforcement markets.

**Tobacco:** Percentage of companies in the fund or index that have been identified to have ties to tobacco products, such as cigars, kreteks, smokeless tobacco, snuff, snus, dissolvable and chewing tobacco. This also includes companies that grow or process raw tobacco leaves.

**Thermal Coal:** Percentage of companies in the fund or index that have been identified to have ties to power from coal or derive revenue from thermal coal mining.

**Oil Sands:** Percentage of companies in the fund or index that have been identified to have ties to oil sands, in particular, reserve ownership and production activities.

**Recreational Cannabis:** Percentage of companies in the fund or index that have been identified to have ties to or derive revenue from recreational cannabis.

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## Contact Information

### Client services

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